

7552/RP

## TO LET

# UNIT 3 - KINGSTOWN TRADE PARK

SITE 54 GREARSHILL ROAD, KINGSTOWN INDUSTRIAL ESTATE, CARLISLE CA3 0ET



Mid Terrace Unit in Popular Trade Counter Location  
**369.7 sq m (3,980 sq ft) plus extensive mezzanine**

### LOCATION

**Kingstown Trade Park** is situated between Millbrook and Gearshill Road on Kingstown Industrial Estate less than 0.25 miles south of the M6 motorway at J44 and the A689 Carlisle Bypass.

Occupiers within the immediate vicinity include Screwfix, Tool Station, Cromwell Tools, HSS Hire and Greggs as well as a number of main car showroom franchise dealers including Ford, Citroen, Kia, BMW and Mini.

### DESCRIPTION

**Unit 3** comprises a mid terrace single storey unit of steel portal frame construction with cavity brickwork walls to a dado level and profile steel cladding above with a clear eaves height of 5.35m ( 17ft 6 ).

Extensive Office and ancillary accommodation is provided at ground floor along the front, Gearshill Road facing, elevation leading into the warehouse and display/ sales counter space to the rear. There is also a large purpose-built mezzanine floor area

Vehicular access is via a single electrically operated roller shutter door which opens onto a concrete surfaced loading/ unloading area with 6no. car parking spaces.

### ACCOMMODATION

Ground Floor Area	369.7 sq m	(3,980 sq ft)
Comprising		
Showroom/ Trade Counter	54.5 sq m	587 sq ft)
Warehouse	129.6 sq m	(1,395 sq ft)
Office & Ancillary	185.6 sq m	( 1,998 sq ft)
<b>Plus</b> First Floor mezzanine	204.4 sq m	(2,200 sq ft)

### SERVICES

Mains gas, water, electricity (3 phase), and a connection to the public sewer are laid on.

### ENERGY PERFORMANCE CERTIFICATE

**Unit 3** has an Energy Rating of **D – 88**.

### RATING

From the Valuation Office Agency website we note that **Units 3 & 4** are currently held under a single assessment and will need to be separately assessed if let as individual units

The small business rate multiplier in the £ for the current (2024/2025) rate year is 49.9p.

### TERMS

**Unit 3** is immediately available by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of **£29,850 per annum**.

### COSTS

Each party to the transaction to bear their own legal costs.

### VAT

The property is registered for VAT and VAT will be charged on rent and other outgoings.

### VIEWINGS

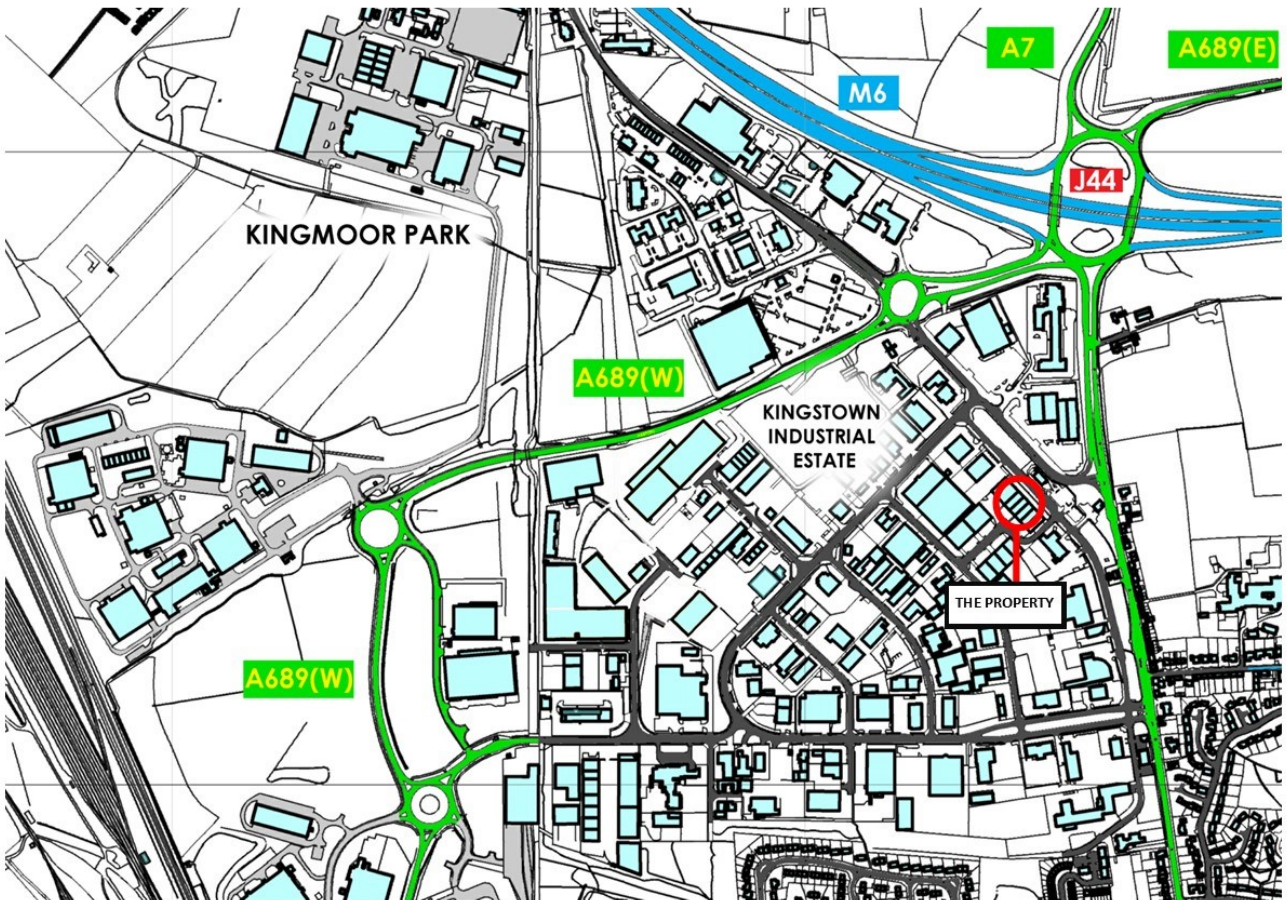
For further information or to arrange a viewing please contact:

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 Email: [rpercival@carigietcowen.co.uk](mailto:rpercival@carigietcowen.co.uk)

Details prepared: July 2024



# Carigiet Cowen



Unit	Tenant
1	Greggs
2	AAH
3	TO LET
4	TO LET
5	Paintwell
6-7	Screwfix
8	HSS Hire
9	Graham
10	Tool Station
11	Cromwell
12a	Telford Group
12b	Headlam Flooding
13a	James Hargraves Plumbing
13b	NPA Motor Factors

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